

LOW COST

cottage
book

THIRD EDITION—Revised

Build a Home ... Pay Like Rent

● Variety and individual distinction in minimum priced houses is the problem that is met in this third, revised edition of the "*Low Cost Cottage Book*". The architects have cooperated with the publisher in creating a "lot of dollar's worth" in efficiency of plan and building economy as well as an exciting variety of exteriors.

The home builder of today should note at the very beginning that certain conditions must be observed if his venture is to be successful and pleasant. Chief among these conditions is the strict necessity for good blue-printed plans and specifications.

Small homes cannot be built without first being accurately planned. In the absence of a plan and specifications mistakes will certainly happen. The builder can escape the embarrassment and burden of a bill for "extras" only by using proper plans. The misfit homes in every community were planned while they were being built.

It is our belief that you will find the plans suggested in this book sufficiently flexible and appropriate to solve your building problems. The plans shown have all been skillfully designed, and if good materials and workmanship are used, they will be a joy and a blessing forever to their prospective occupants.

You can get full details in regard to financing from any bank, savings, building and loan association, mortgage company, insurance company or any lending agency which makes loans. *Consult your lumber dealer first.*

Reversed plans can be furnished as readily as regular plans. Minor changes and alterations in plans can be made by the carpenter-contractor on the job without the necessity of a special plan.

The publishers of this book can provide, through your local lumber dealer, or direct to the publishers, at modest cost, blueprints of working drawings, list of lumber and millwork required, and specification form, which serves also as contract between owner and builder. These can be furnished promptly.



LOW COST
Cottage
Book

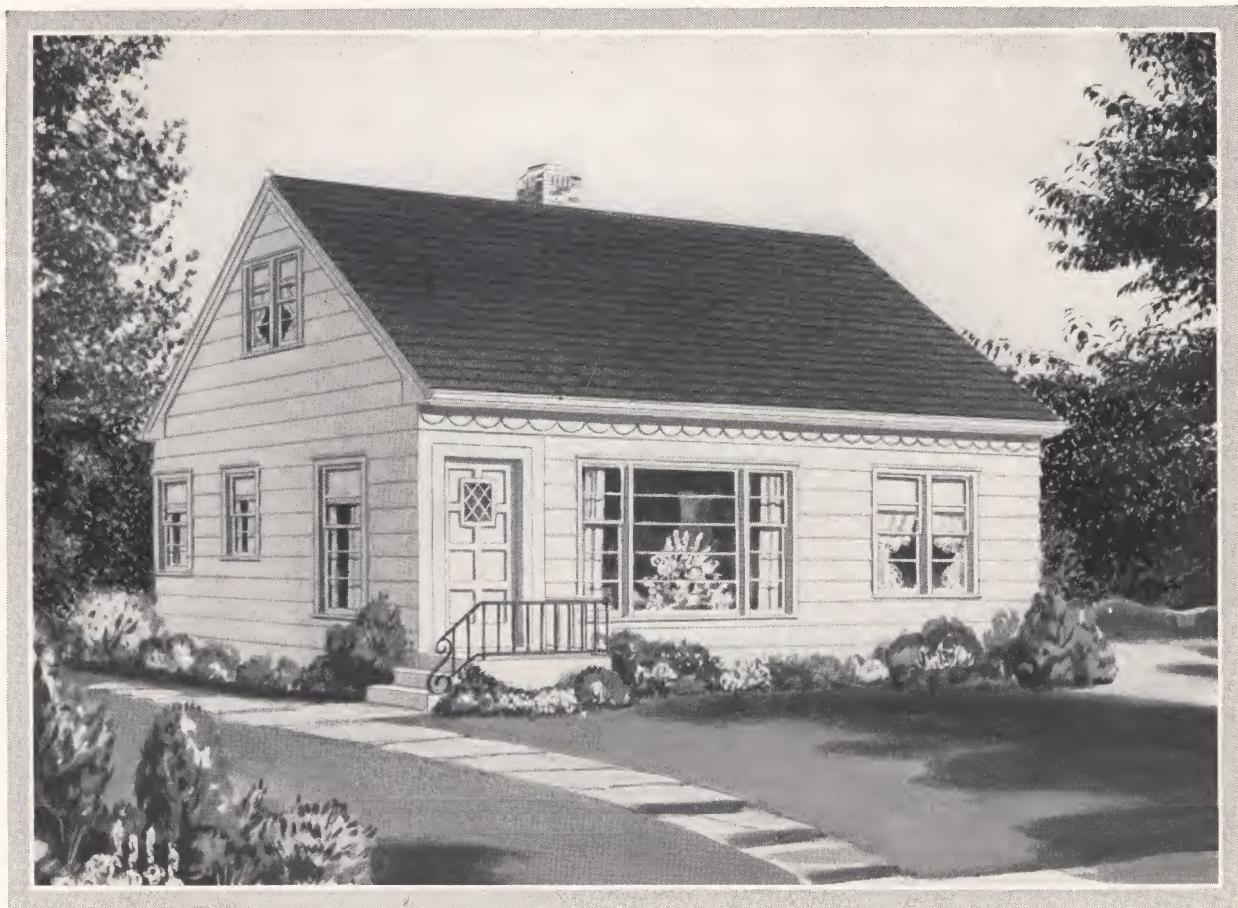
Third Edition - Revised

P U B L I S H E R S :

BROWN-BLODGETT, INC.

Empire Bank Building

ST. PAUL 1, MINNESOTA



The Cambria

6 Rooms and Dining Nook,
30'x24'

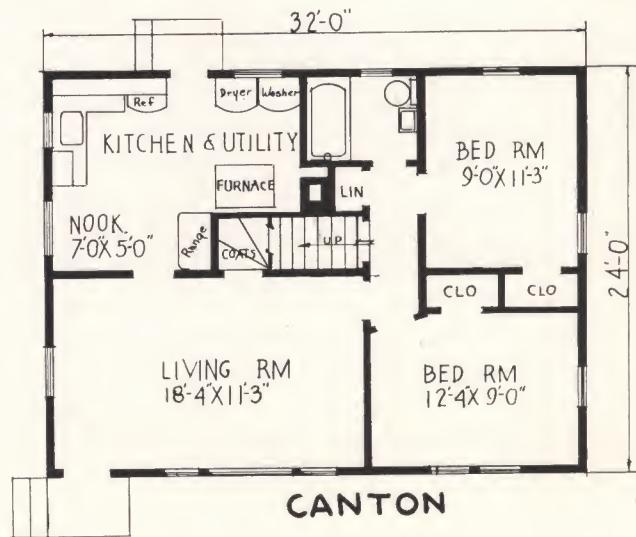
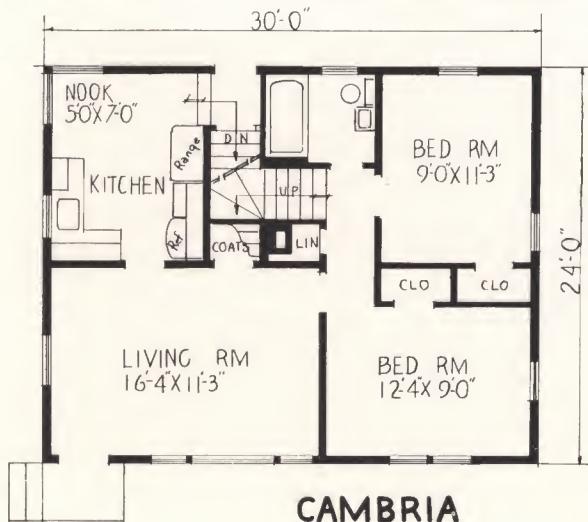
15,480 Cubic Feet

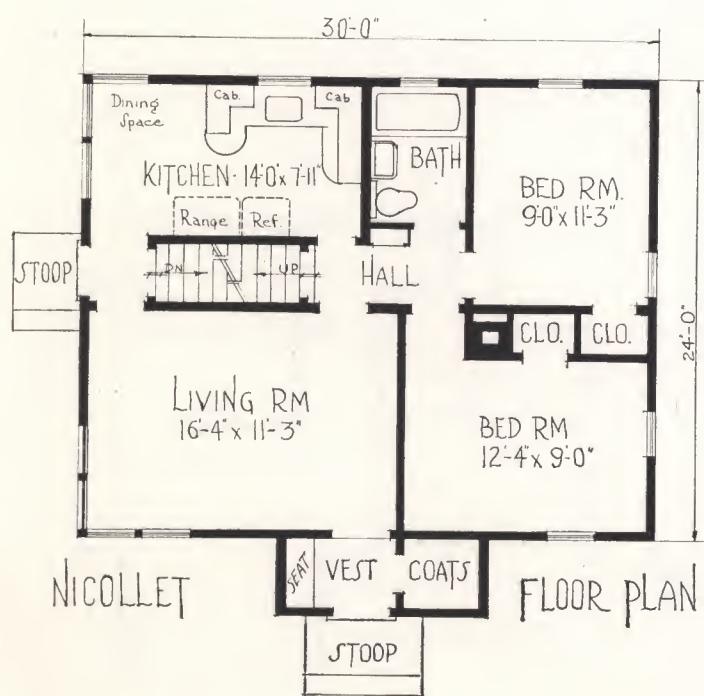
● The "most" house for the least money. Plans show two nice bedrooms on second floor, connecting with the bathroom hall downstairs. This is a masterpiece of planning. The dimensions are the smallest for practical economical construction. All space is utilized, and the styling is up-to-date. How else could a four-bedroom house be planned within these dimensions?

The Canton

6 Rooms, including
Utility Room, 32'x24'
8,556 Cubic Feet

● Slight rearrangement and with a utility room, the Canton is two feet wider than the Cambria. Plans show two bedrooms on second floor which can be completed later. The charming exterior and a lot of dollar's worth of convenience are the same. Construction costs are low. With the handy utility room, it does not contain a basement.



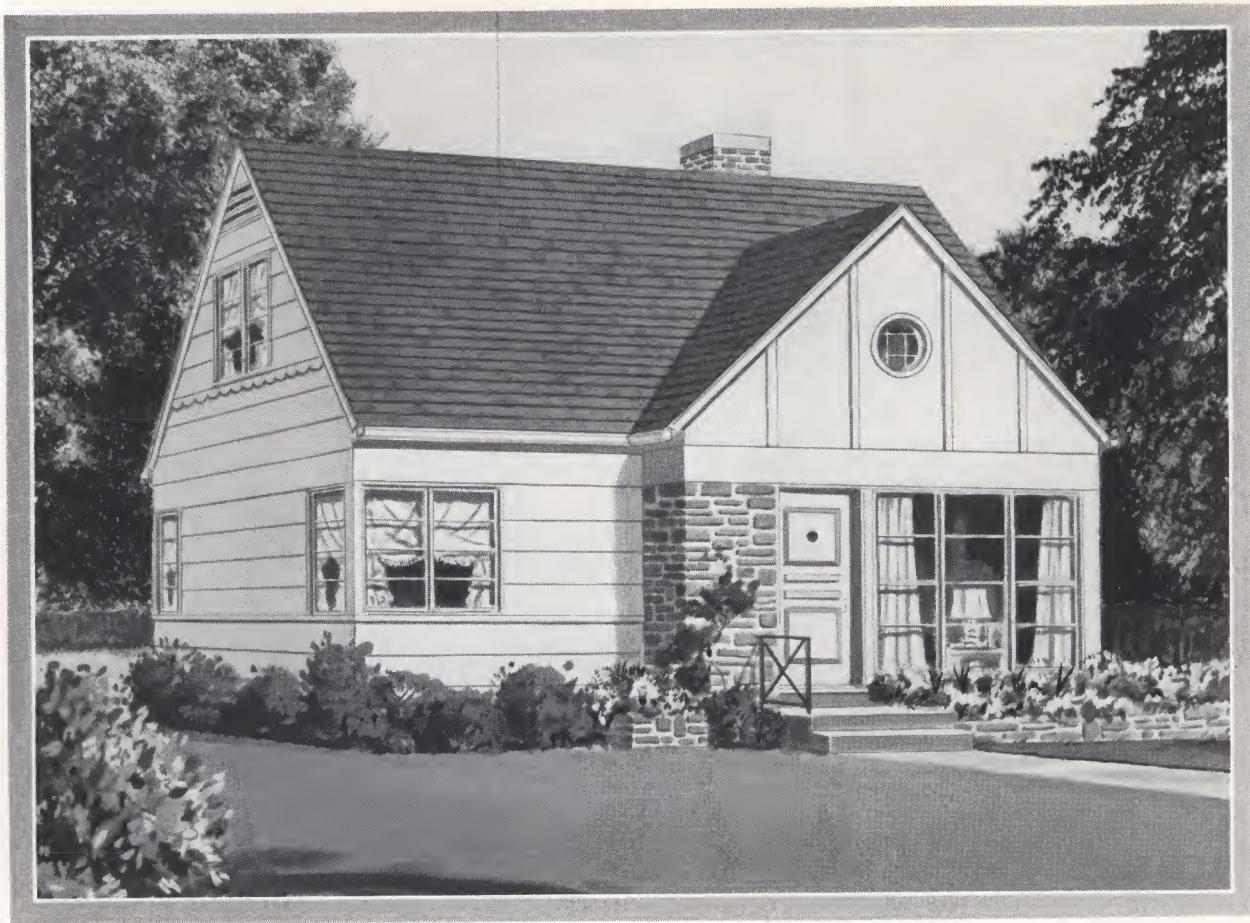


The Nicollet

4 Rooms and Dinette 30' x 24'

16,150 Cubic Feet

- "APPROVED" by those who want a house with a modern flavor and yet with classical lines. This house is really an improvement of the Cape Cod tradition. The corner windows in the living room and dinette will make cheery well lighted rooms as well as providing more wall space for furniture arrangement. All rooms are accessible through a central hall. This is attractive for it is a step-saving plan for easy housekeeping. This house is "expandable." The rooms can be finished off later on the second floor.



The Lark

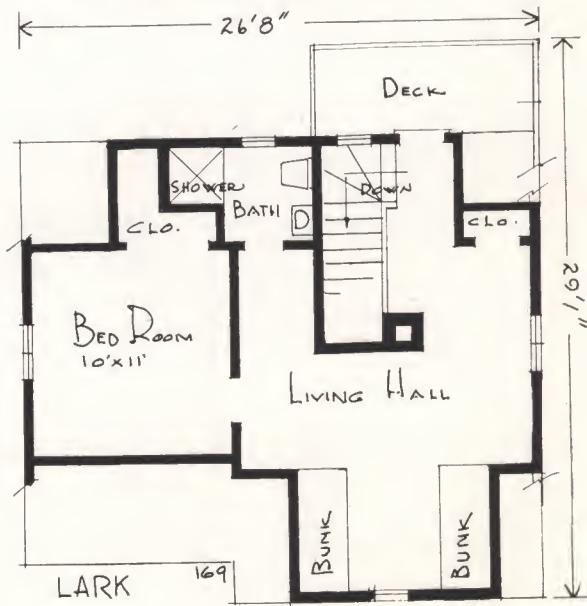
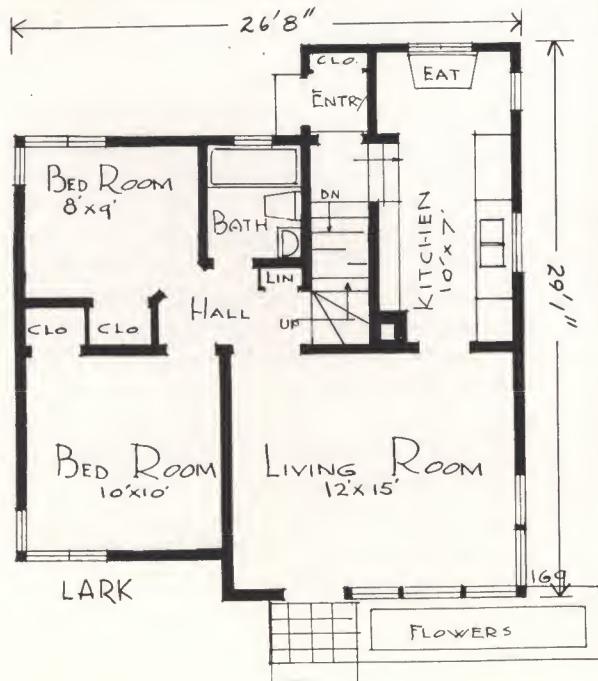
6 Rooms, 26'8" x 29'1"

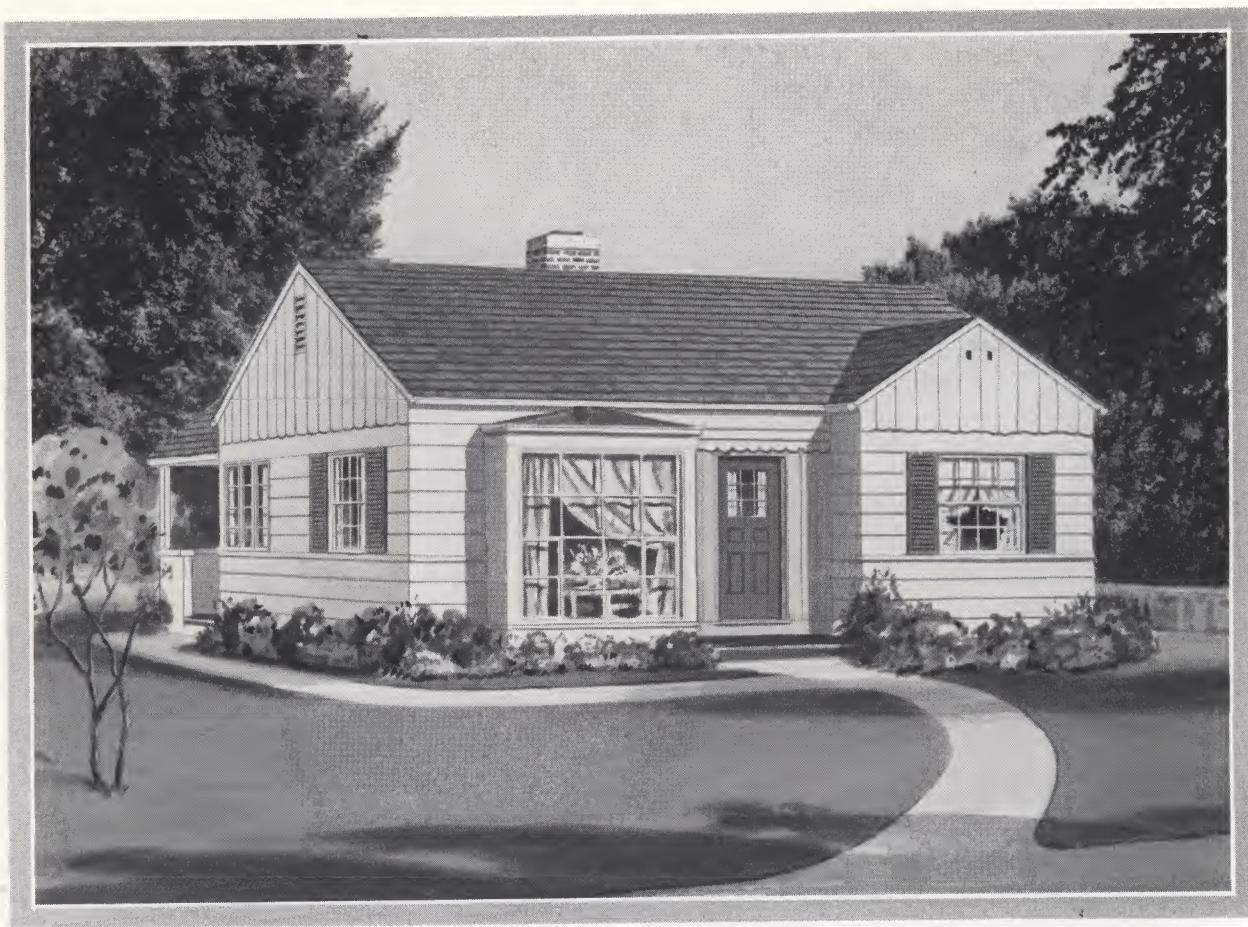
17,148 Cubic Feet

● Four rooms downstairs, two small rooms under roof. Full basement. Over-all dimensions, 26x29 feet; 657 square feet livable area on the first floor. The Lark is a modern, up-to-date small home with a very interesting plan. Simple and practical

to construct, it offers ease of housekeeping. There is a generous living room with huge corner windows. Note that dining space is provided in the living room near the kitchen. The kitchen is ample, equipped with cabinets, double sink, range, and refrigerator with a small dinette at one end.

The exterior is charming, with just a bit of stone around the entrance door; a delicate wrought iron rail and planting near the entrance.





The Bluebird

4 Rooms, 26'6"x24' 13,098 Cubic Feet

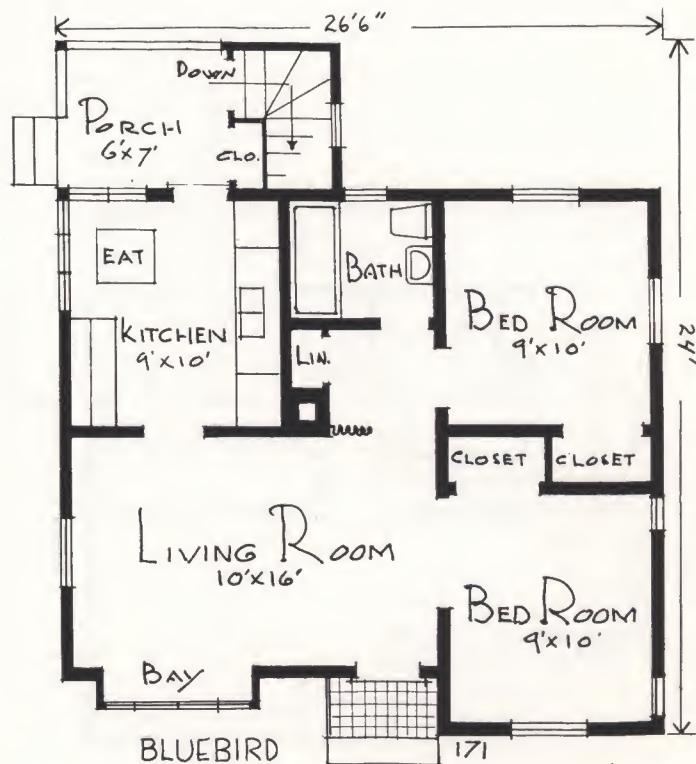
- Unique one floor house with full basement. Over-all dimensions 26 feet wide, 24 feet deep, exclusive of porch; 624 square feet of livable area.

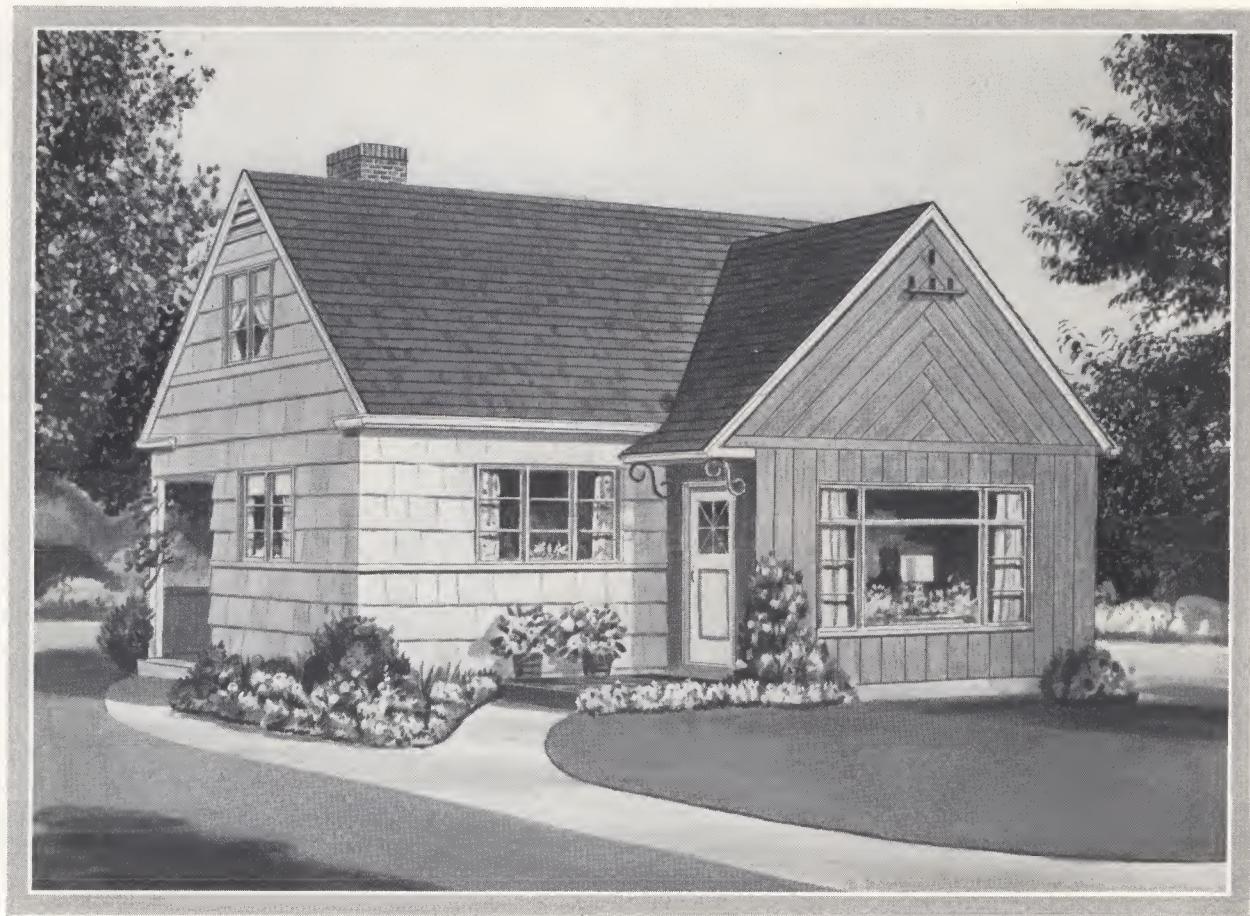
The Bluebird has an excellent plan and a charming elevation; gay, colorful, and bright. This house would add value to any neighborhood.

The plan is quite practical, with two bedrooms, the front bedroom opening into the living room with wide French doors. There is a fine kitchen with a well-lighted corner for a dinette table.

There will be no trouble or unnecessary cost in building this small cottage, as every inch of space has been economically used.

The exterior, with its beautifully draped bay window, marks the house as modern and up to the minute.





The Wren

4 Rooms, 28'6"x24'8"

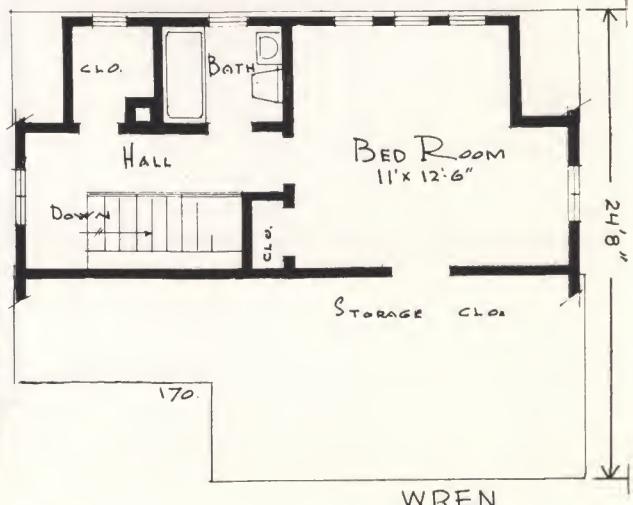
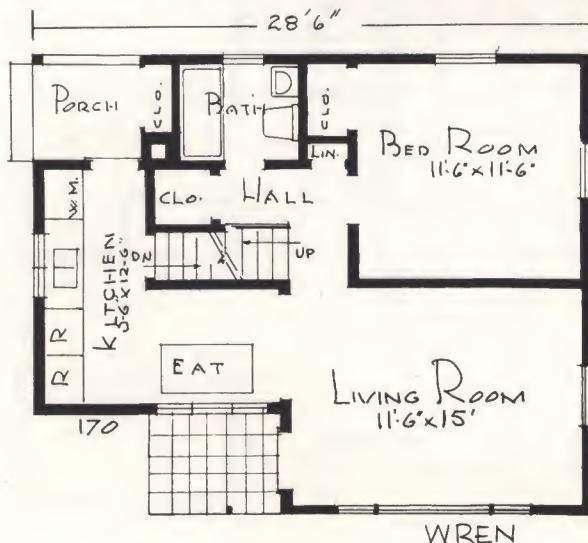
12,397 Cubic Feet

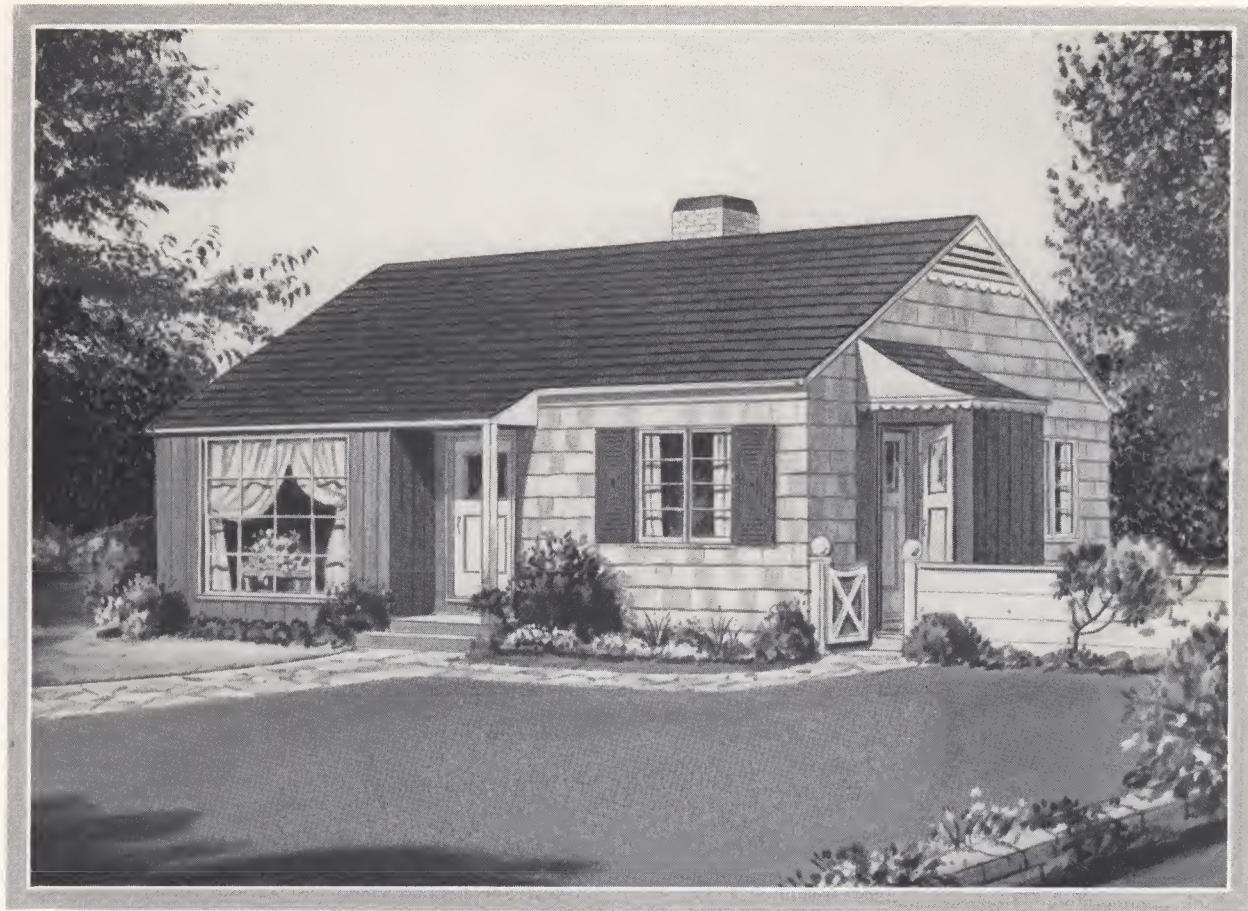
● A house of exceptional charm, with one bedroom and bath upstairs, one bedroom and bath on the first floor. It has a full basement.

Here is a unique cottage design with a most interesting plan. A huge picture window dominates the living room. Note-worthy is the eating

space opening into the living-room by means of a wide opening which may be closed if desired. Space for a washing machine is provided in the kitchen. There is a small kitchen porch with closet for brooms and mops.

An excellent first floor bedroom is shown which might be opened into the living room with French doors if desired. Good closets are planned, and the storage closet in the first floor hall will be most acceptable to any owner. The exterior is of frame with interesting details.





The Bobolink

4 Rooms, 25'x26'6"

11,000 Cubic Feet

● An excellent one-floor house. No basement. A floor or attic furnace. Over-all dimensions 26x26 feet—661 square feet of livable area.

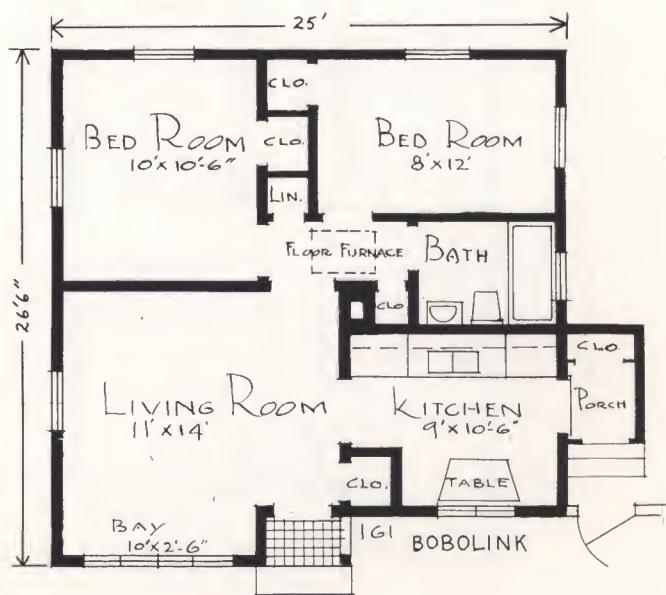
This delightful cottage home is just right for the family that requires a very small house where there is little work to do but where comfort prevails.

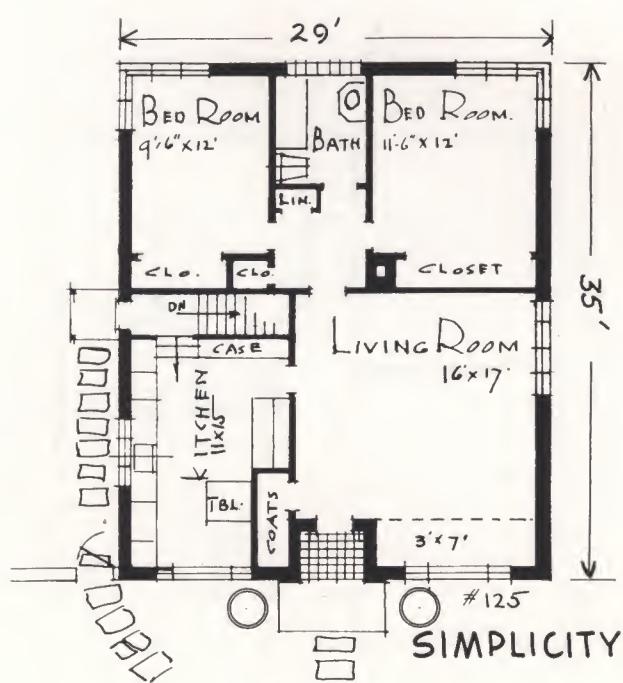
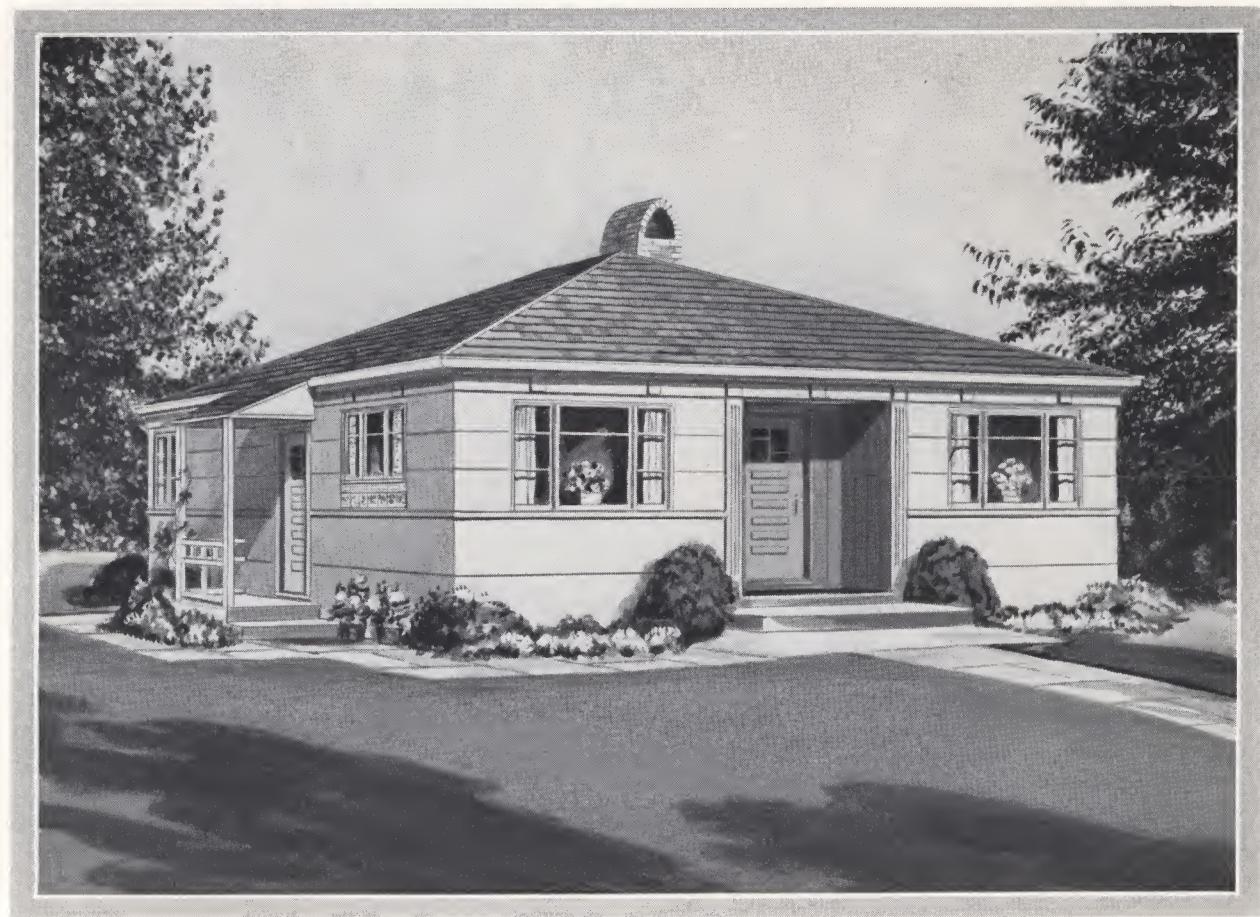
The plan contains two bedrooms, plenty of closet space, with bedrooms and bath isolated from the rest of the house and at the rear away from the noise and dust of a street.

A small covered kitchen porch is shown, with a storage closet useful for brooms and mops.

This should be an inexpensive house to build, practical and quite charming.

The exterior may be of wide siding or shingles, and the trim should be painted a bright gay color to contrast with the walls.





The Simplicity

4 Rooms, 29'x35'

21,315 Cubic Feet

● This house requires a lot 40 feet wide. The approximate area is 1,080 square feet.

A livable four-room house in which the bedrooms are grouped at the rear, affording privacy and quiet.

The kitchen is at the front of the house and there is space for a small dining table. There is a full basement under the house reached from a grade entrance which also serves the kitchen.

The exterior is of wide planks painted white, and a dark roof complements the walls. Notice the recessed entranceway, ideal in inclement weather.

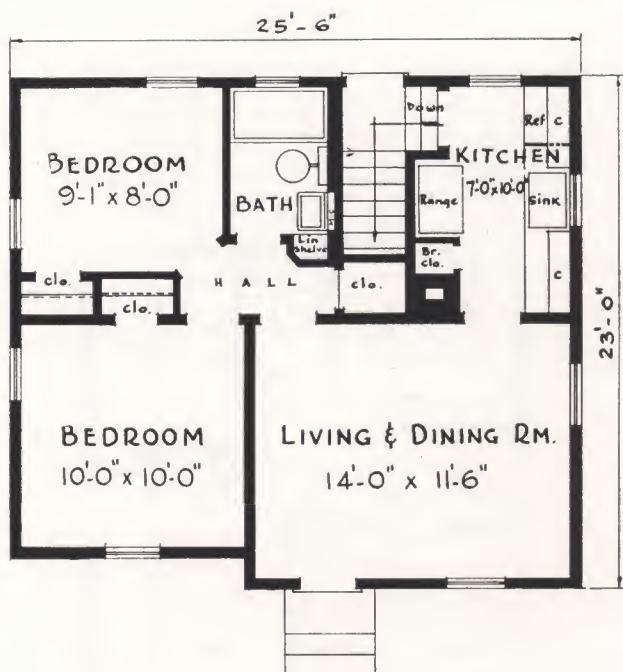
This house is a good basic four-room and basement type. It does not lend itself to expansion, but where two bedrooms are required it will offer much to those wishing simplicity of living.



The Laurel

4 Rooms, 25' 6" x 23' 10,850 Cubic Feet

- YOU COULDN'T EXPECT MORE in a low cost house. Kitchen is step-saving, with ample cupboard and closet. Living room is large enough for dining. Good closets. Plywood suitable for gable ends. Almost square, suited to modest income, and easy to house-keep and get around in. Every room, including kitchen, has cross ventilation admitting sunlight and air.



LAUREL
FIRST FLOOR PLAN



The Popular

4 Rooms, 27'x34'6"

12,369 Cubic Feet

- This requires a lot 40 feet wide. Approximate floor area is 833 square feet; porch 90 square feet.

This unique small house is a perfect type to build where a family would like a small, apart-



ment-like home. It departs from the box-type house common today and fills the need of a charming, practical, tiny home with many conveniences.

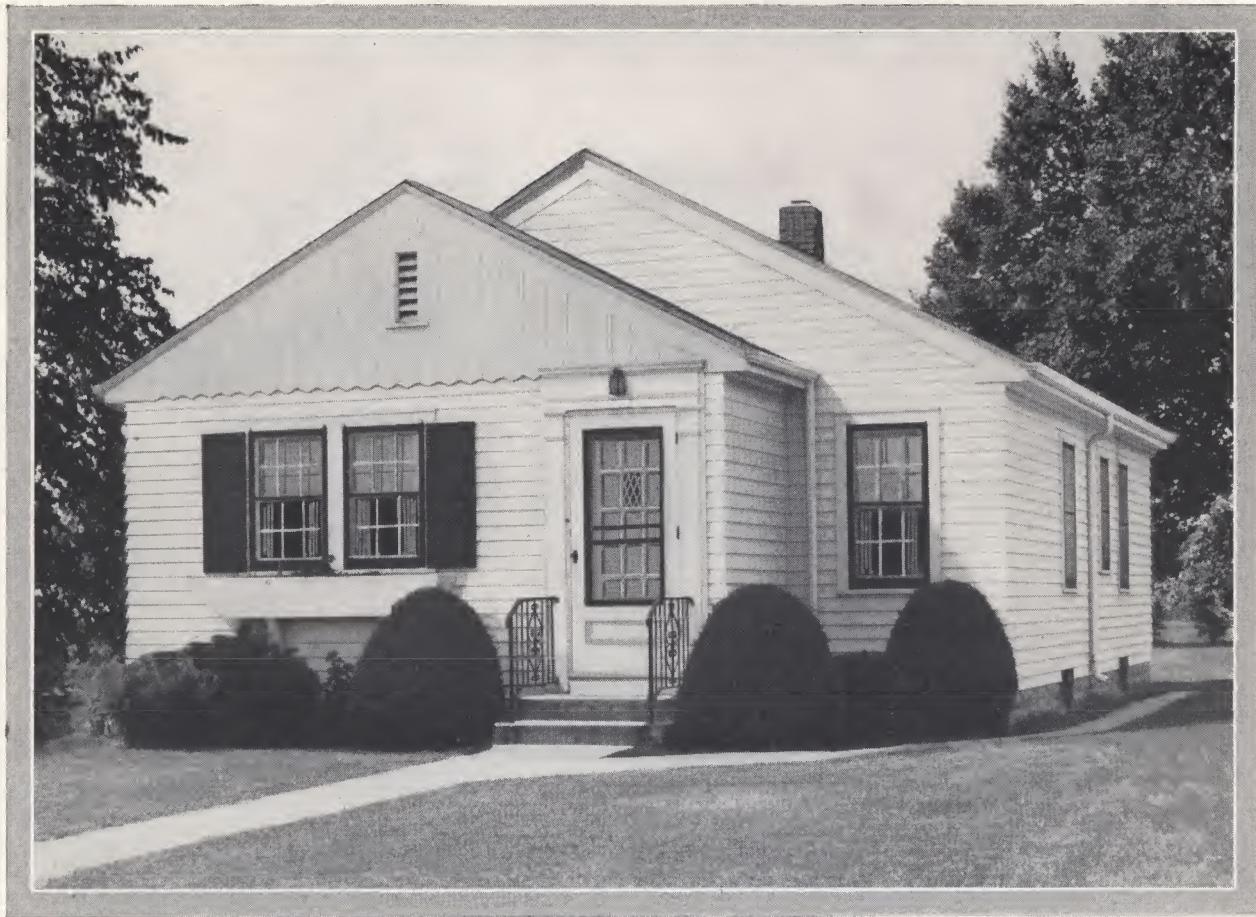
The compact plan will appeal to many because it offers not only a sizable living room but two bedrooms with bath between, and a minimum of kitchen and dining space for those whose meals are necessarily rushed on account of their work.

The kitchen is arranged nicely with no wall between it and the hall except a counter with cupboards below. One end of this counter lifts up in order to allow passage to the kitchen.

The hall is not only the dining space, but it serves as a passage, and the heater is centrally located there. (A floor furnace might be used in place of a space heater.) It is large enough so that a small folding dining table could be placed at one side.

The exterior might be of a number of materials—concrete blocks or bricks painted white, waterproof plywood, or cement plaster would all be effective.

The outstanding feature of the elevation is the large studio window which floods the living room with loads of sunlight.



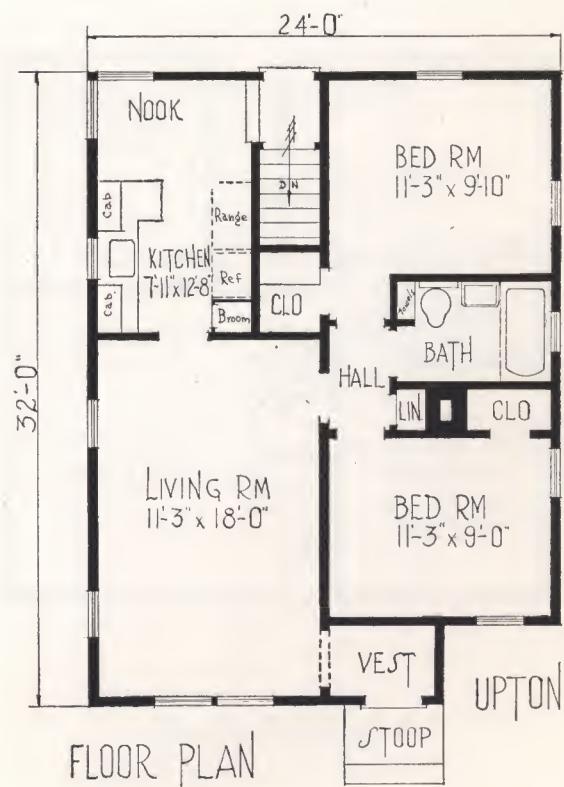
The Upton

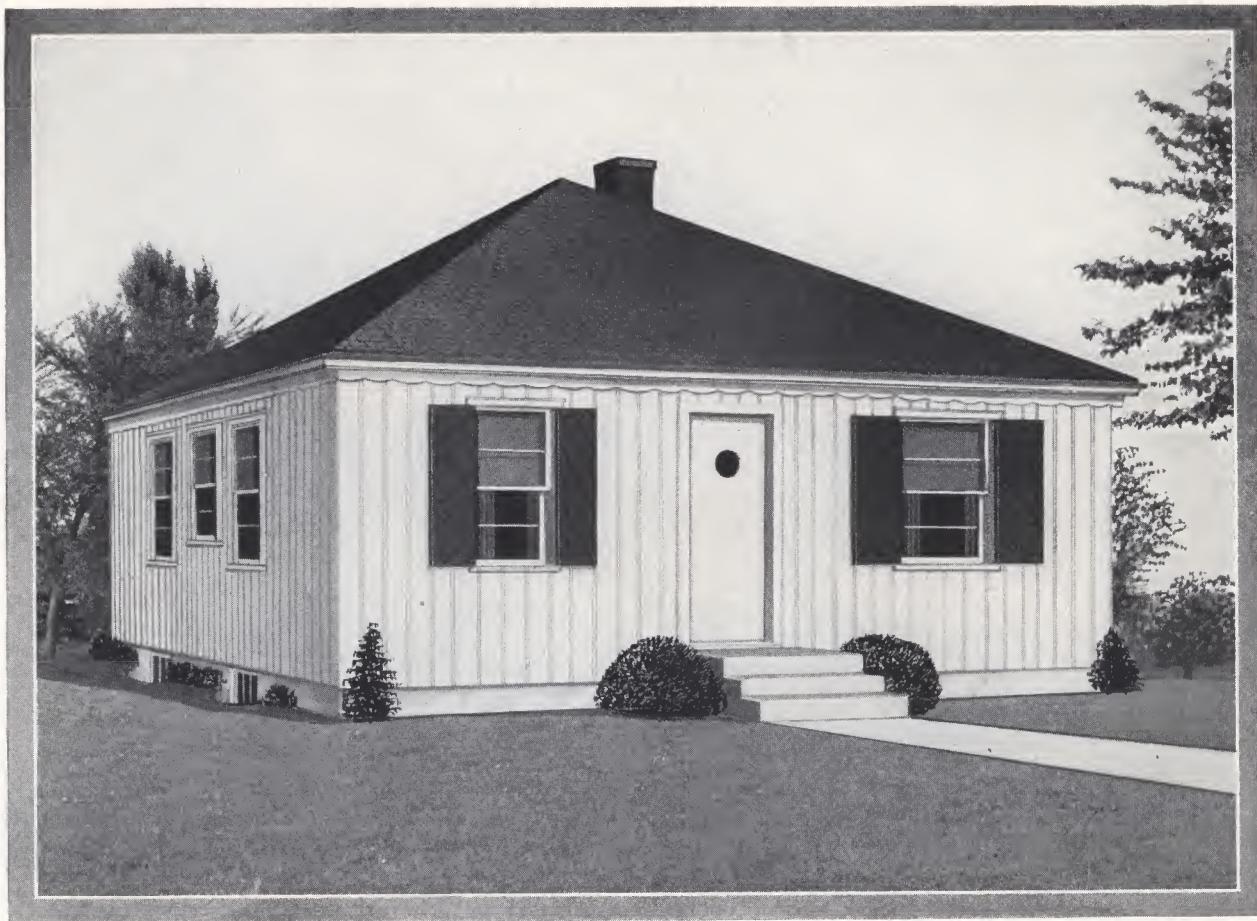
4 Rooms and Dining Alcove 24' x 32'

14,880 Cubic Feet

FOR A NARROW LOT the "Upton" fills the need. Its 24 feet width and a longer depth of 32 feet is in good proportion. The rooms are fair sized and the dining nook with its corner windows overlooking the garden will be a great joy. Individuality is expressed very nicely by the front "addition."

This is a happy variation of the ever charming Cape Cod design.



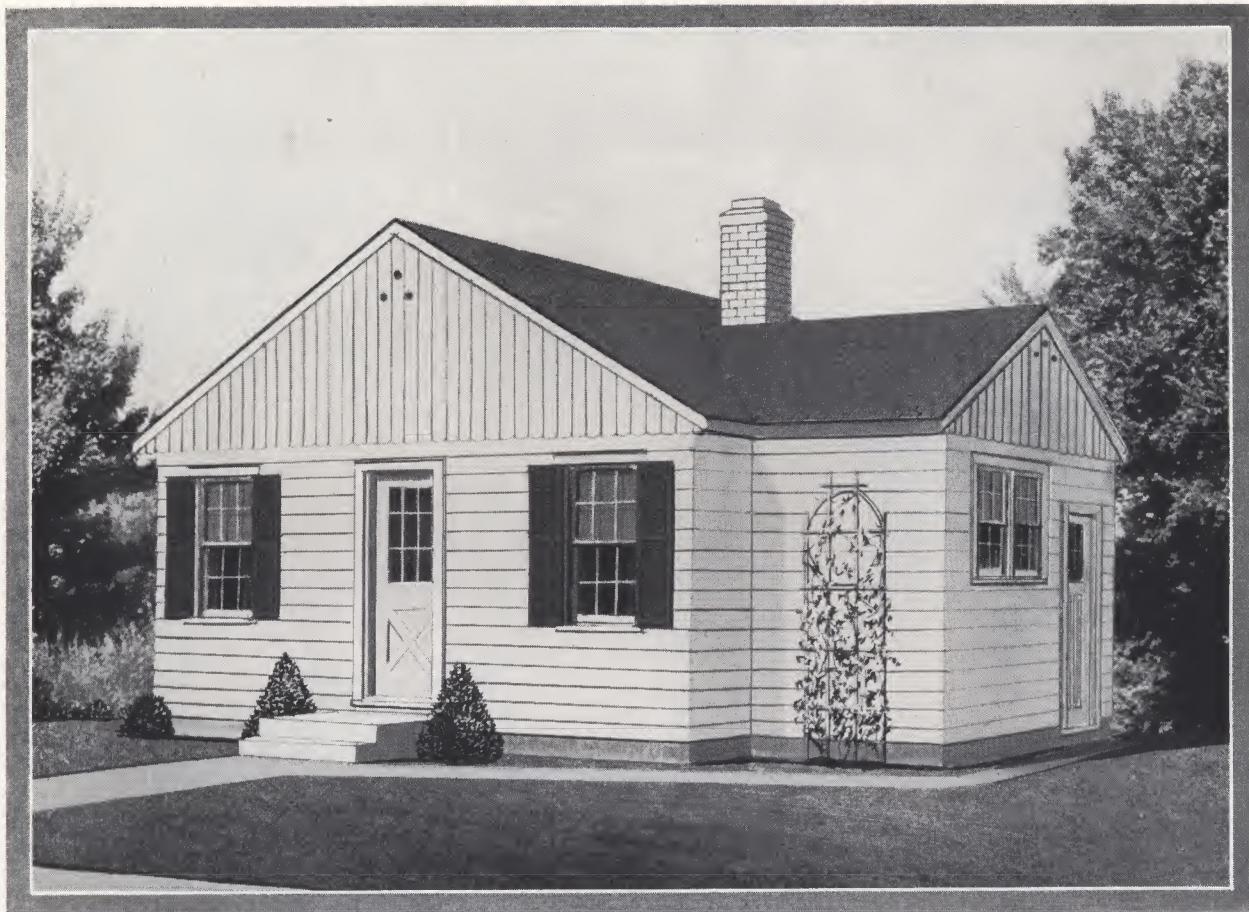


The Superior

4 Rooms, 26'x 26'

12,840 Cubic Feet

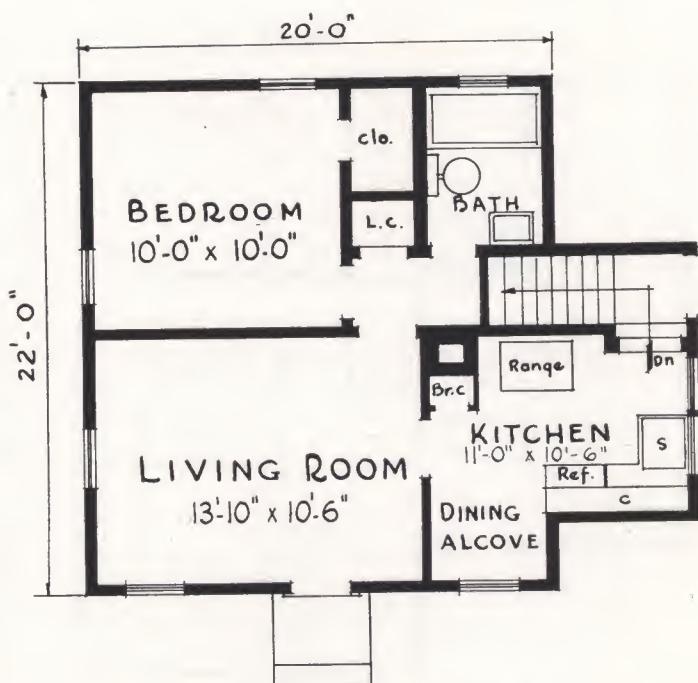
● THIS DESIGN IS MODERN. Being square it is most economical to build. With two bedrooms it offers facilities usually found in larger houses. The home maker will like the large closets. Dining space in kitchen, living room large enough for family gatherings and company dining. Economically heated from basement. Battened exterior walls sets apart from other houses. If preferred siding or shingles may be used. A roomy house at low cost.



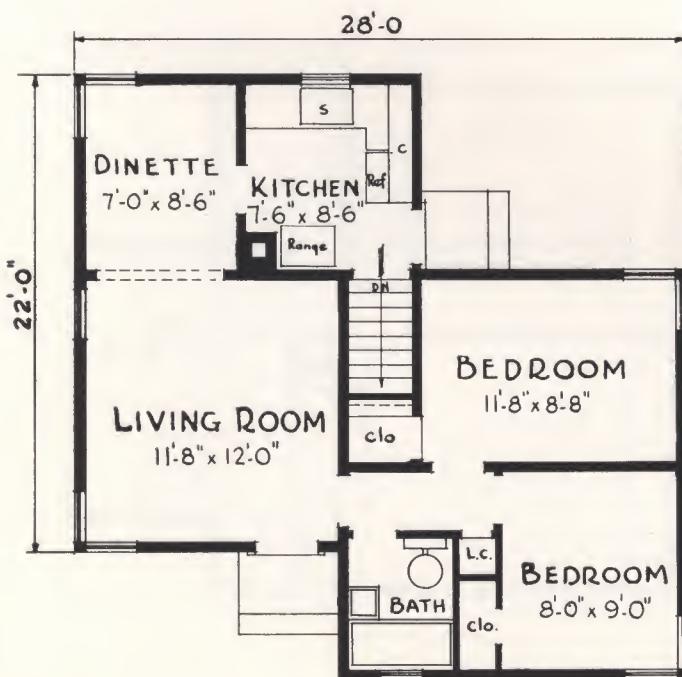
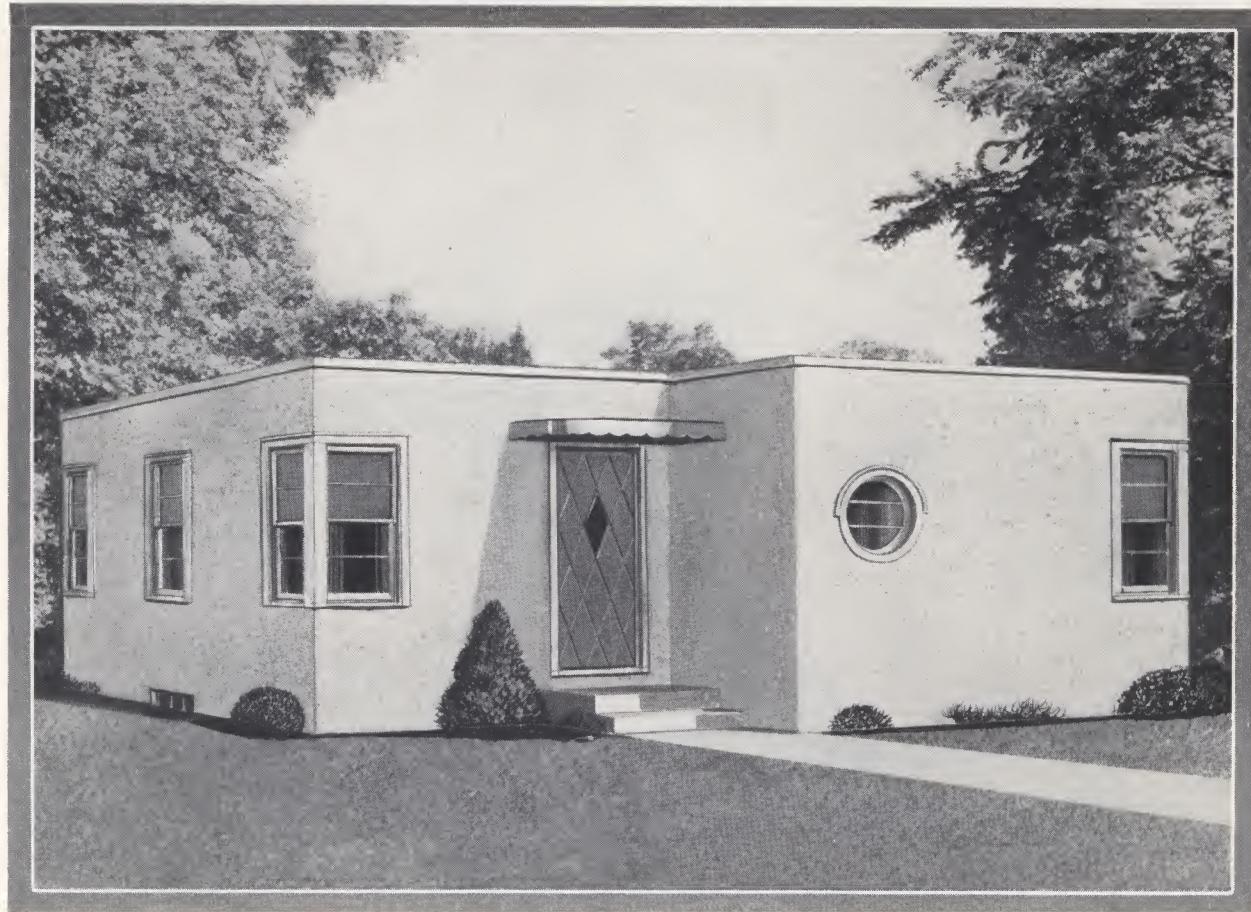
The Bantam

3 Rooms, 20'x 22' 9,650 Cubic Feet

● THE NAME OF THIS HOUSE signifies its size, — as small as possible for a family requiring one bedroom, and who yearn for a snug little home which costs relatively little to build, to heat and to keep up. The dining alcove solves the meal problem, handy as it is to the preparation activities. The trellis, where ivy, honeysuckle, wisteria or climbing rose may add an artistic touch, is an inexpensive feature which adds much to the charm of this dwelling. Distinctively, a narrow lot house suited to a modest income.



FLOOR PLAN
BANTAM



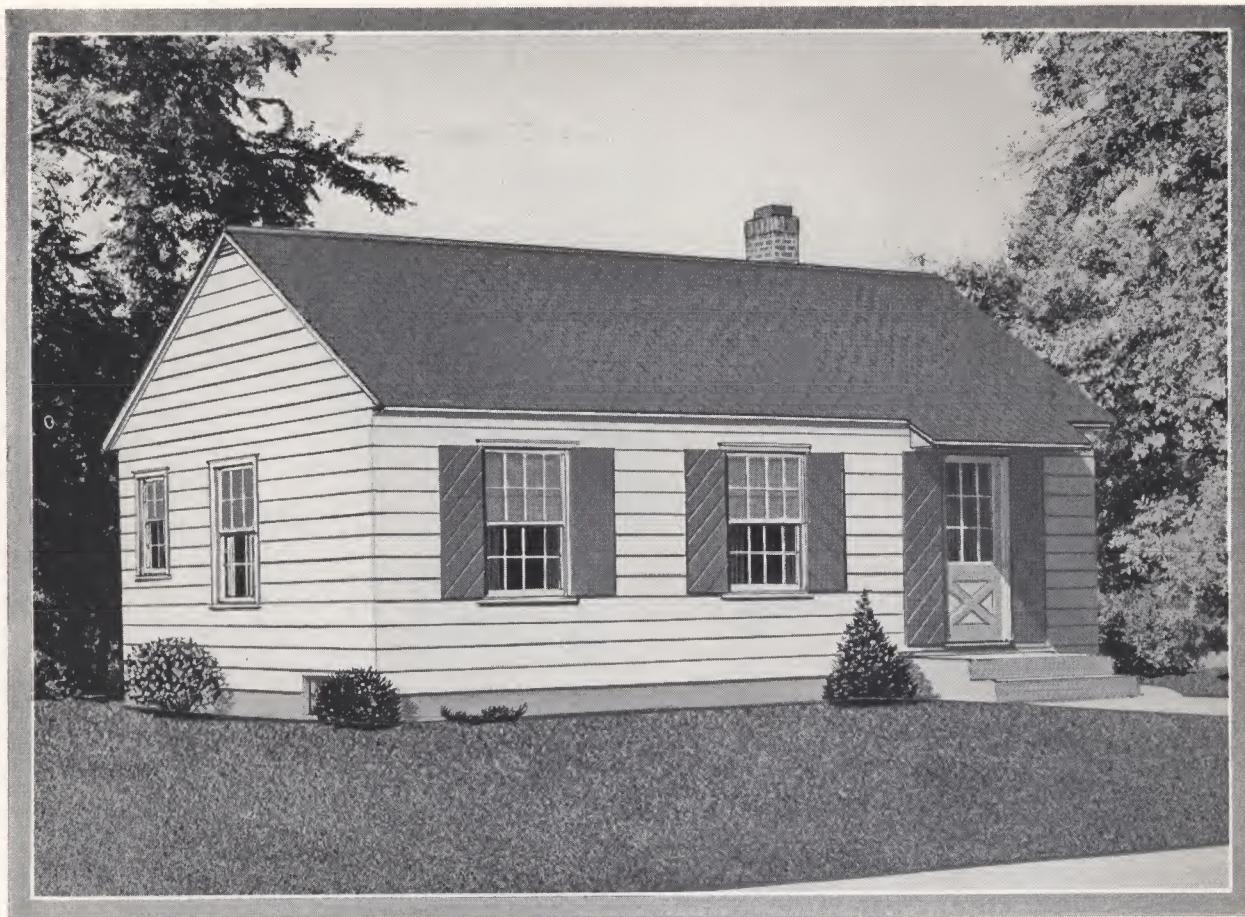
FLOOR PLAN
GOOD HOPE

The Good Hope

5 Rooms, 28'x 22'

10,200 Cubic Feet

- HAVE YOU HOPED to own a home like this? Two nice bedrooms, with windows giving cross ventilation, and placed where they do not interfere with furniture; the always popular dinette between kitchen and living room with the same arrangement of windows; bedrooms and bath apart from daytime quarters. The modern exterior gives the true effect of the flat roof. The canopy over entrance and round window make this an unusual house of excellent taste, and, withal, one of low cost. Stucco walls, of course, for a house of this striking design.



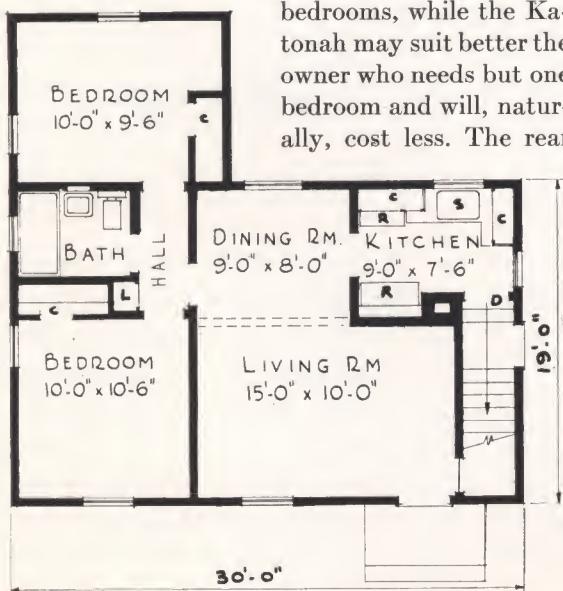
URBANA, 5 Rooms, 30'x19' 12,650 Cubic Feet

KATONAH, 4 Rooms, 30'x 19' 10,800 Cubic Feet

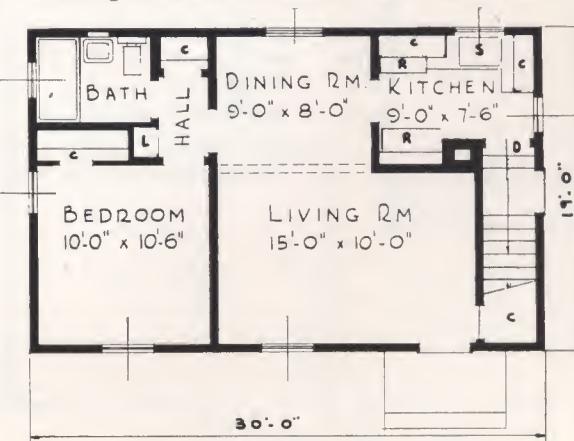
The Urbana or The Katonah

● ALTERNATIVE PLANS for a simple yet attractive exterior. The Urbana floor plan offers two bedrooms, while the Katonah may suit better the owner who needs but one bedroom and will, naturally, cost less. The rear

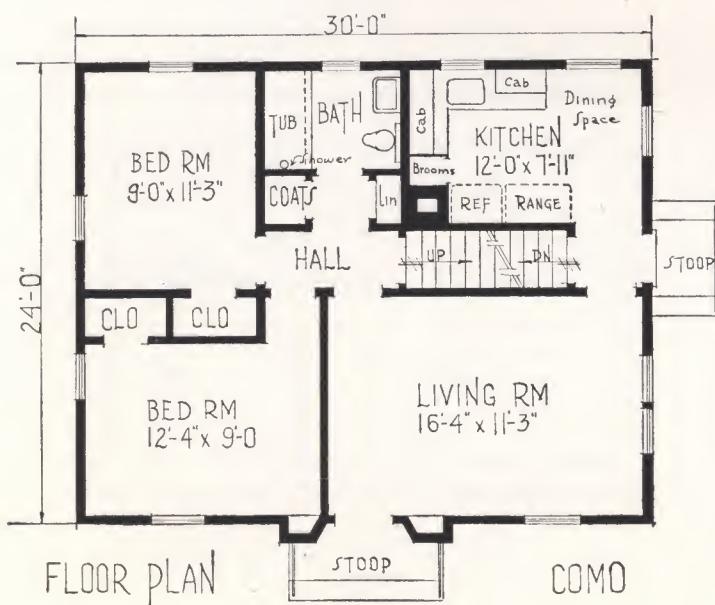
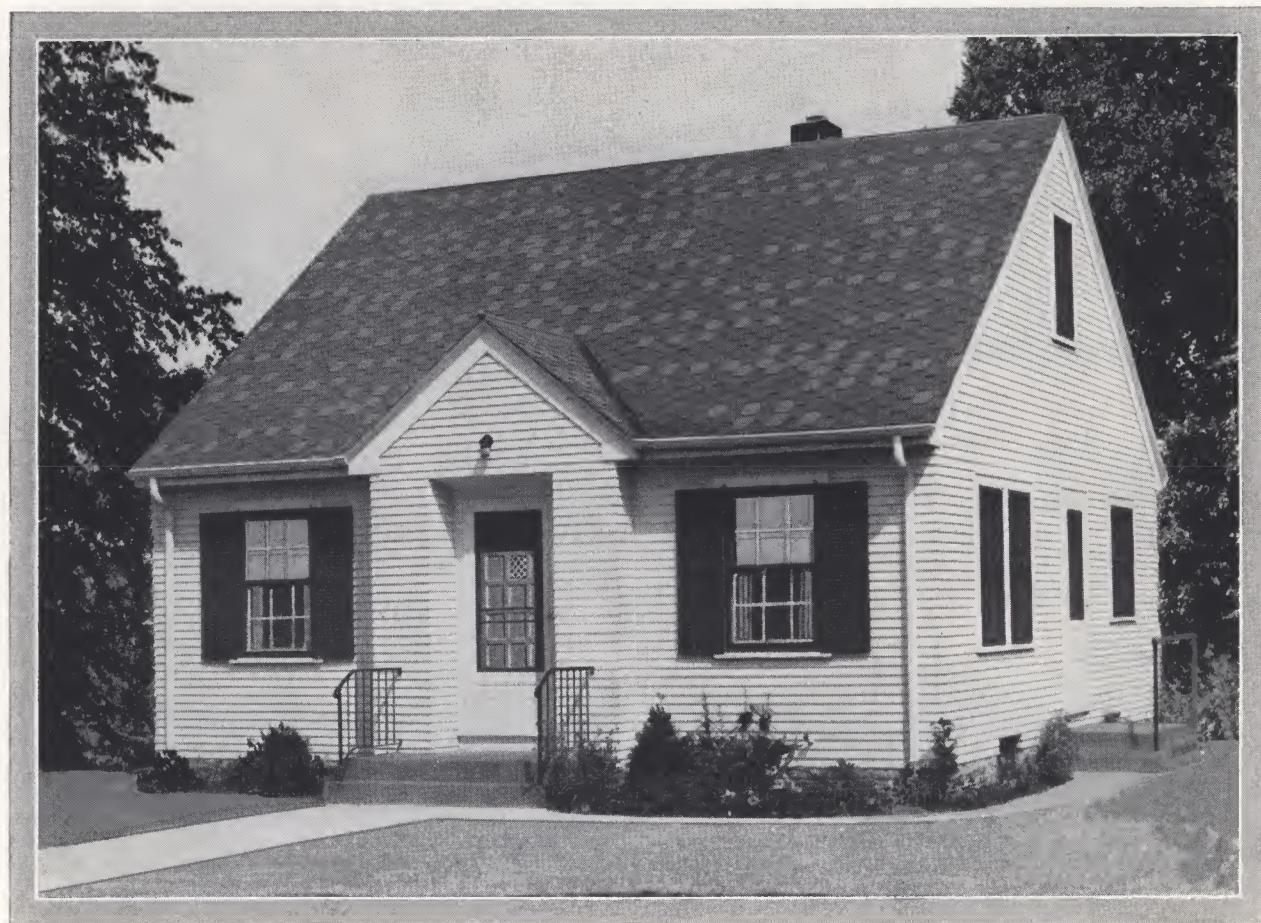
bedroom can be added later. The dining room on either plan, separated by an archway from the living room gives an air of spaciousness. The house is especially desirable for a shallow lot. It's a neat exterior, too, and much can contribute to appearance by painting shutters and roof in striking contrast to exterior wall treatment.



FIRST FLOOR PLAN
URBANA



FIRST FLOOR PLAN
KATONAH



The Como

4 Rooms and Dining Space 30' x 24'

15,850 Cubic Feet

- A TWO BEDROOM HOUSE with room to "expand" on the second floor if need be. The kitchen is compact and easy to work in and the dinette is a space saver. The Como is economical to build and fits a narrow lot. The exterior is attractive and can be finished in wider clapboards to suit your taste. This is a popular house with "young marrieds."

Ideas for Home Builders

NO MORE RENT! It is remarkable what "rent money" will do by way of paying for a home. A house built on your lot is the soundest of investments which will pay dividends as long as you live; it will be a source of security; and a fine heritage for the family. Don't smother the desire to own your "dream home." All that stands in the renter's way to home ownership is lack of the simple determination to "*start doing something about it NOW.*"

SAVING FOR THE HOME. The home-builder must have cash for his first payment, and should plan ahead and save for it. Saving money for this admirable purpose establishes the Habit of thrift, which will benefit a lifetime. When the mortgage is cleared, the finish of payments will permit more abundant living, or saving for emergency, opportunity, or for education of children. Remember, too, the larger your down payment the quicker you can abolish the mortgage and be the master of your home.

SUBURBAN LIVING. Modern transportation facilities such as the family car, trolley and bus, make it possible to live in suburban regions where taxes are lower, where there is more breathing space, and where one can get away from city noises and smoke.

BUILDING ECONOMIES. A low pitched roof costs less than a high one, though it gives less space for future completion of bedrooms upstairs. Dormer windows add to

the cost of a house. The fewer outside corners the lower the cost.

CONSTRUCTION MATERIAL. Wood construction is usually the most economical. There are houses of wood in this country, still livable, that were built more than a century and a half ago. Many were put together with wooden pegs instead of nails. Room sizes conforming to standard lumber lengths reduce waste of lumber and labor sawing it.

FLOORING. Lower grades of flooring look well and serve just as well. They cost less and last just as long. As time goes by, perhaps you will want to put linoleum down on kitchen and bathroom floors.

DINING ROOM. This is the least used room in the house and is being left out of many houses of higher cost than shown in this book. Dining space in the kitchen, for the small family, is practical and step-saving.

A FIREPLACE is immensely enjoyable, but in many cases requires another chimney, a mantel and tile hearth. And it costs money to operate and can usually heat only one room.

MILLWORK. Stock millwork—windows, screens, doors, cabinets, etc. can be had in large variety and cost far less than specially made millwork, which cannot be considered in low cost houses.

SEWAGE DISPOSAL AND WATER SUPPLY. If the home is built where sewer

and water supply are not available, a well and disposal plant should be installed only with expert advice to avoid pollution of water supply.

INSULATION. Modern insulation methods in walls and in the ceiling below the attic space will make a large saving in fuel. It will add comfort during winter's cold and summer's heat.

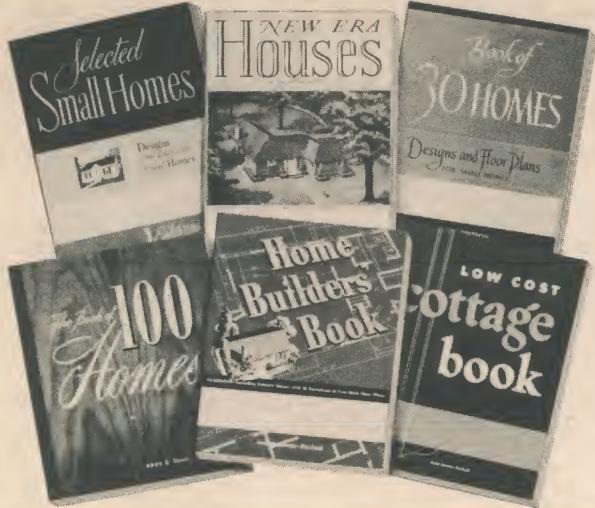
ATTIC STORAGE. In a one-story house where there is not sufficient height in the attic for future bedrooms, and no stairway provision, the attic can be made usable for storage by means of a scuttle in the ceiling, to be reached by ladder.

YOUR LAWN AND BACK YARD. A well kept lawn, with inexpensive shrubbery, and a neat back yard, especially if you grow flowers, will add vastly to the attractiveness of your home, and engender admiration of friends and passers-by. You can add much to the value of your home by making improvements as you are able.

A MODERN HOME. There was a time when every-day living comfort depended on the size of your home. But that day, too, is past. Today you can own a small home that offers more actual convenience than the millionaire's mansion of a generation ago. This is due partly to improvement in design, and partly to the use of new materials, new construction methods and new appliances.

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